

**IMPORTANT NOTICE TO APPLICANT:**

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Submittal deadline for this application and all associated documentation is Monday, 9:00AM. The fee amount will be calculated once this application is received and processed. In order for this item to be placed on the next available Plat Committee Agenda, the full correct fee must be paid no later than the following day, Tuesday, noon time. **Failure to submit this form and fees by the aforementioned deadlines will result in this item not being placed on the next available Plat Committee agenda.**

**FOR OFFICIAL USE ONLY:**

Agenda Date: \_\_\_\_\_  
Tentative No.: T- \_\_\_\_\_  
Received Date: \_\_\_\_\_

Number of Sites : ( 3 )

**APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT**

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 27 Twp.: 56 S. Rge.: 39 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: PRINCETON MANOR APARTMENTS

2. Owner's Name: 22 Princeton, LLC Phone: 786-399-4210

Address: 7735 N.W. 146th Street, Suite 306 City: Miami Lakes State: FL Zip Code: 33016

Owner's Email Address: pbilton@centenialmgt.com

3. Surveyor's Name: Bello & Bello Land Surveying Corp Phone: 305-251-9606

Address: 12230 S.W. 131 Avenue City: Miami State: FL Zip Code: 33186

Surveyor's Email Address: info@belloland.com

4. Folio No(s): 30-6927-000-0040 / 30-6927-000-0240 / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: See attached.

6. Street boundaries: North: SW 248th Street - Southeast: US 1 (SR 5)

7. Present Zoning: PCUC Zoning Hearing No.: A-2024000064

8. Proposed use of Property:  
Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( <sup>132</sup> \_\_\_\_\_ Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.),  
Business( \_\_\_\_\_ Sq. Ft. ), Office( \_\_\_\_\_ Sq. Ft.), Restaurant( \_\_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_\_), Other ( \_\_\_\_\_ Sq. Ft. & No. of Units \_\_\_\_\_)

9. Does the property contain contamination? YES:  NO:

**NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.**

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Furthermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

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I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or Opinion of Title to determine accurate ownership information. Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)  
COUNTY OF MIAMI-DADE)

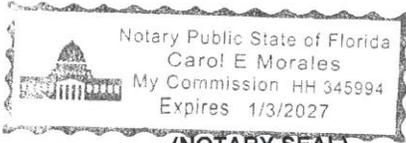
SS:

Signature of Owner: \_\_\_\_\_

(Print name & Title here): Manager

BEFORE ME, personally appeared Lewis V. Swezy this 11 day of February, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known      or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 11th day of February, 2025 A.D.



(NOTARY SEAL)

Signature of Notary Public: \_\_\_\_\_

(Print, Type name here: \_\_\_\_\_)

(Commission Expires) \_\_\_\_\_

(Commission Number) \_\_\_\_\_

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

## PRINCETON MANOR

### LEGAL DESCRIPTION:

#### Parcel "A":

A parcel of land being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 27, Township 56 South, Range 39 East, Miami-Dade County, Florida, more particularly described as follows:

Begin at the Northwest corner of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 27, said point herein designated as Point "A"; thence run South  $00^{\circ}55'11''$  East, along the West line of said East 1/2, of the Southwest 1/4, of the Northeast 1/4, of the Northeast 1/4, of said Section 27; thence run  $S00^{\circ}55'11''E$  along the west line of said East 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 27, for a distance of 394.66 feet more or less to a point 270.68 feet North of the Southwest corner of said East 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 27; thence run North  $41^{\circ}17'46''$  East, for a distance of 507.45 feet to a point; thence run North  $61^{\circ}39'13''$  East, for a distance of 18.22 feet to a point herein designated as Point "B". Thence, return to said Point "A", being the Point of Beginning, being also the Northwest corner of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 27, and thence run North  $00^{\circ}54'55''$  West, along the west line of the East 1/2, of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 27, for a distance of 630.35 feet to a point on the south right of way line of SW 248th Street; hence run North  $89^{\circ}06'17''$  East along said south right of way line being a line 35 feet south of the north line of the NW 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 27, for a distance of ten (10.00) feet; thence run South  $00^{\circ}54'55''$  East for a distance of 580.48 feet to the point of curvature of a 40-Foot Radius curve concave to the Northeast; thence southerly, southeasterly and easterly along said curve to the left thru a central angle of  $89^{\circ}50'41''$  for an arc distance of 62.72 feet to the point of tangency; thence run  $N89^{\circ}14'24''E$  for 206.47 feet to a point of curvature of a 15-Foot Radius curve concave to the North; thence northeasterly along said curve to the left thru a central angle of  $18^{\circ}52'37''$  for an arc distance of 4.94 feet to the point of tangency; thence run  $N70^{\circ}21'47''E$  for a distance of 45.32 feet to a point of curvature of a 60-Foot Radius curve concave to the South, Southwest; thence easterly, southeasterly, and southerly along said curve to the right thru a central angle of  $80^{\circ}37'41''$  for an arc distance of 84.43 feet to a point of reverse curvature with a 266.22-Foot Radius curve concave to the Northeast; thence southeasterly along said curve to the left thru a central angle of  $17^{\circ}19'26''$  for an arc distance of 80.49 feet to a point on a non-tangent line, a radial line thru said point bearing  $S43^{\circ}40'01''W$  from its radius point; thence run  $S48^{\circ}24'03''E$  for a distance of 158.16 feet to a point on a non-tangent 60-Foot Radius curve concave to the East, a radial line thru said point bearing  $N42^{\circ}48'05''E$  from its radius point; thence run southeasterly, southerly, and southwesterly, along said curve to the right thru a central angle of  $88^{\circ}29'52''$  for an arc distance of 92.68 feet to a point of tangency; thence  $S41^{\circ}17'56''W$  for 202.36 feet to a point; thence  $N48^{\circ}42'14''W$  for 15.03 feet to a point; thence  $N41^{\circ}17'56''E$  for a distance of 202.33 feet to the point of curvature of a 40-Foot Radius curve concave to the East; thence run northeasterly, northerly, and northwesterly, along said curve to the left thru a central angle of

91°45'36" for an arc distance of 64.06 feet to a point on a non-tangent line, a radial line thru said point bearing N39°32'21"E from its radius point; thence run North 48°24'03" West for a distance of 161.16 feet to a point on a non-tangent 286.22-Foot Radius curve concave to Northeast, a radial line thru said point bearing South 43°40'01" West from its radius point; thence run northwesterly along said curve to the right thru an angle of 17°59'14" for an arc distance of 89.85 feet to said Point "B".

Said lands containing approximately 91, 375.02 square feet (2.1 Acres), more or less.

TOGETHER WITH:

PARCEL B

The East ten (10.00) feet of the East 1/2, of the West 1/2, of the Northwest 1/4, of the Northeast 1/4, of the Northeast 1/4, of Section 27, Township 56 South, Range 39 East, Miami-Dade County, Florida, LESS the North 35 feet thereof, and less that portion of said East ten (10) feet lying South of the arc of a 60-Foot Radius curve, concave to the Northeast being tangent to the west line of said East ten (10.00) feet of the East 1/2, of the West 1/2, of the Northwest 1/4, of the Northeast 1/4, of the Northeast 1/4, of Section 27, and tangent to the south line of the North ten (10.00) feet of the East 1/2, of the Southwest 1/4, of the Northeast 1/4, of the Northeast 1/4, of said Section 27. Containing approximately 6, 029.95 square feet (0.138 Acres), more or less.

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**FOR OFFICIAL USE ONLY:**

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Tentative No.: T- \_\_\_\_\_  
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Number of Sites : ( 3 )

**APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT**

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 26 Twp.: 56 S. Rge.: 39 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: PRINCETON MANOR APARTMENTS

2. Owner's Name: 248th Street Properties LLC Phone: 305-496-2500

Address: 13170 SW 134 St City: Miami State: FL Zip Code: 33186

Owner's Email Address: mrodriguez@ytplumbing.com

3. Surveyor's Name: Bello and Bello Land Surveying Phone: 305-251-9606

Address: 12230 SW 131 Ave City: Miami State: FL Zip Code: 33186

Surveyor's Email Address: info@belloland.com

4. Folio No(s): 30-6927-000-0030 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: See Exhibit A Attached

6. Street boundaries: North: SW 248 St - Southeast: US 1 (SR 5)

7. Present Zoning: PCUC Zoning Hearing No.: A-2024000064

8. Proposed use of Property:  
Single Family Res.( 0 Units), Duplex( 0 Units), Apartments( 132 Units), Industrial/Warehouse( 0 Square .Ft.),  
Business( 0 Sq. Ft. ), Office( 0 Sq. Ft.), Restaurant( 0 Sq. Ft. & No. Seats 0), Other ( 0 Sq. Ft. & No. of Units 0 )

9. Does the property contain contamination? YES:  NO:

**NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.**

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Furthermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

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STATE OF FLORIDA)  
COUNTY OF MIAMI-DADE)

SS:

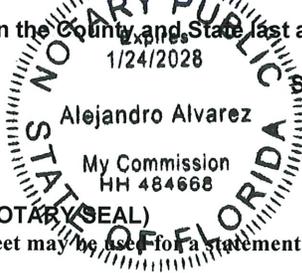
Signature of Owner: \_\_\_\_\_

(Print name & Title here):

Javier Cruz, AMBR

BEFORE ME, personally appeared Javier Cruz this 30 day of April, 2025 A.D. and  (he/she) acknowledged to and before me that ~~(he/she)~~ executed the same for the purposed therein. Personally known  or produce \_\_\_\_\_ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 30 day of April, 2025 A.D.



Signature of Notary Public: \_\_\_\_\_

(Print, Type name here: \_\_\_\_\_)

[Handwritten Signature]

(NOTARY SEAL)

(Commission Expires)

(Commission Number)

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**LEGAL DESCRIPTION:**

The East 17.00 feet of the East 1/2 of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4, less the North 35 feet for road, in Section 27, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida. Said lands containing approximately 10, 715.60 square feet (0.245 Acres, more or less).

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STATE OF FLORIDA)  
COUNTY OF MIAMI-DADE)

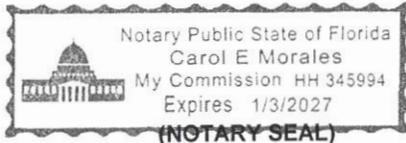
SS:

Signature of Owner: \_\_\_\_\_

(Print name & Title here): MUR OF MUR

BEFORE ME, personally appeared LEWIS V. SWEZY this 3 day of JANUARY, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known  or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 3 day of JANUARY, 2025 A.D.



Signature of Notary Public: \_\_\_\_\_

(Print, Type name here: CAROL E MORALES)

1/3/27  
(Commission Expires)

HH 345994  
(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

## PRINCETON MANOR

### LEGAL DESCRIPTION:

#### Parcel "A":

A parcel of land being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 27, Township 56 South, Range 39 East, Miami-Dade County, Florida, more particularly described as follows:

Begin at the Northwest corner of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 27, said point herein designated as Point "A"; thence run South  $00^{\circ}55'11''$  East, along the West line of said East 1/2, of the Southwest 1/4, of the Northeast 1/4, of the Northeast 1/4, of said Section 27; thence run  $S00^{\circ}55'11''E$  along the west line of said East 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 27, for a distance of 394.66 feet more or less to a point 270.68 feet North of the Southwest corner of said East 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 27; thence run North  $41^{\circ}17'46''$  East, for a distance of 507.45 feet to a point; thence run North  $61^{\circ}39'13''$  East, for a distance of 18.22 feet to a point herein designated as Point "B". Thence, return to said Point "A", being the Point of Beginning, being also the Northwest corner of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 27, and thence run North  $00^{\circ}54'55''$  West, along the west line of the East 1/2, of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 27, for a distance of 630.35 feet to a point on the south right of way line of SW 248th Street; hence run North  $89^{\circ}06'17''$  East along said south right of way line being a line 35 feet south of the north line of the NW 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 27, for a distance of ten (10.00) feet; thence run South  $00^{\circ}54'55''$  East for a distance of 580.48 feet to the point of curvature of a 40-Foot Radius curve concave to the Northeast; thence southerly, southeasterly and easterly along said curve to the left thru a central angle of  $89^{\circ}50'41''$  for an arc distance of 62.72 feet to the point of tangency; thence run  $N89^{\circ}14'24''E$  for 206.47 feet to a point of curvature of a 15-Foot Radius curve concave to the North; thence northeasterly along said curve to the left thru a central angle of  $18^{\circ}52'37''$  for an arc distance of 4.94 feet to the point of tangency; thence run  $N70^{\circ}21'47''E$  for a distance of 45.32 feet to a point of curvature of a 60-Foot Radius curve concave to the South, Southwest; thence easterly, southeasterly, and southerly along said curve to the right thru a central angle of  $80^{\circ}37'41''$  for an arc distance of 84.43 feet to a point of reverse curvature with a 266.22-Foot Radius curve concave to the Northeast; thence southeasterly along said curve to the left thru a central angle of  $17^{\circ}19'26''$  for an arc distance of 80.49 feet to a point on a non-tangent line, a radial line thru said point bearing  $S43^{\circ}40'01''W$  from its radius point; thence run  $S48^{\circ}24'03''E$  for a distance of 158.16 feet to a point on a non-tangent 60-Foot Radius curve concave to the East, a radial line thru said point bearing  $N42^{\circ}48'05''E$  from its radius point; thence run southeasterly, southerly, and southwesterly, along said curve to the right thru a central angle of  $88^{\circ}29'52''$  for an arc distance of 92.68 feet to a point of tangency; thence  $S41^{\circ}17'56''W$  for 202.36 feet to a point; thence  $N48^{\circ}42'14''W$  for 15.03 feet to a point; thence  $N41^{\circ}17'56''E$  for a distance of 202.33 feet to the point of curvature of a 40-Foot Radius curve concave to the East; thence run northeasterly, northerly, and northwesterly, along said curve to the left thru a central angle of

91°45'36" for an arc distance of 64.06 feet to a point on a non-tangent line, a radial line thru said point bearing N39°32'21"E from its radius point; thence run North 48°24'03" West for a distance of 161.16 feet to a point on a non-tangent 286.22-Foot Radius curve concave to Northeast, a radial line thru said point bearing South 43°40'01" West from its radius point; thence run northwesterly along said curve to the right thru an angle of 17°59'14" for an arc distance of 89.85 feet to said Point "B".

Said lands containing approximately 91, 375.02 square feet (2.1 Acres), more or less.

TOGETHER WITH:

PARCEL B

The East ten (10.00) feet of the East 1/2, of the West 1/2, of the Northwest 1/4, of the Northeast 1/4, of the Northeast 1/4, of Section 27, Township 56 South, Range 39 East, Miami-Dade County, Florida, LESS the North 35 feet thereof, and less that portion of said East ten (10) feet lying South of the arc of a 60-Foot Radius curve, concave to the Northeast being tangent to the west line of said East ten (10.00) feet of the East 1/2, of the West 1/2, of the Northwest 1/4, of the Northeast 1/4, of the Northeast 1/4, of Section 27, and tangent to the south line of the North ten (10.00) feet of the East 1/2, of the Southwest 1/4, of the Northeast 1/4, of the Northeast 1/4, of said Section 27. Containing approximately 6, 029.95 square feet (0.138 Acres), more or less.

# "PRINCETON MANOR APARTMENTS" - TENTATIVE PLAT MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

A SUBDIVISION OF A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

KEY MAP	
Page 1 of 3	Location Map
Page 2 of 3	Legal Description
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Page 2 of 3	Part of Survey and T-Plat

## LEGEND & ABBREVIATIONS

	CONCRETE (CONC.)
	CONCRETE BLOCK WALL
	WOOD DECK
	COVERED AREA
	ASPHALT
	TILE
	PAVERS
	STONE
	CHAIN LINK FENCE (CLF)
	WOOD FENCE (WF)
	IRON METAL BARS FENCE (IF)
	OVERHEAD WIRES
	WATER VALVE (WV)
	POWER POLE (PP)
	GUY ANCHOR
	WATER METER (WM)
	CONC. LIGHT POLE (LP)
	WELL
	STREET SIGN
	SANITARY MANHOLE
	DRAINAGE MANHOLE
	MANHOLE
	FIRE HYDRANT
	CABLE BOX (CATV)
	FPL TRANSFORMER
	CATCH BASIN OR INLET
	EXISTING ELEVATION
	PERMANENT REFERENCE MONUMENT (PRM)
	PROPERTY CORNER
	PERMANENT CONTROL POINT (PCP)
PT	POINT OF TANGENCY
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
BM	BENCH MARK
BR	BEARING REFERENCE
TBM	TEMPORARY BENCH MARK
R	PROPERTY LINE
C	CENTER LINE
M	MONUMENT LINE
CALC	CALCULATED
MEAS	FIELD MEASURED
P	PER PLAT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
A/C	AIR CONDITIONER PAD
ENCR	ENCROACHMENT
FF ELEV	FINISHED FLOOR ELEVATION
PB	PLAT BOOK
PE	PAGE
ORB	OFFICIAL RECORD BOOK
CBS	CONCRETE BLOCK STRUCTURE
R/W	RIGHT OF WAY
ELEV	ELEVATION
SEC	SECTION
T	TOWNSHIP
R	RANGE



**LOCATION MAP**  
SCALE 1" = 300'

Portion of NE 1/4, of Section 27, Township 56 South, Range 39 East, Miami-Dade, Florida.

## LEGAL DESCRIPTION:

### PARCEL "A":

A parcel of land being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 27, Township 56 South, Range 39 East, Miami-Dade County, Florida, more particularly described as follows:

Begin at the Northwest corner of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 27, said point herein designated as Point "A"; then run S00°55'11"E along the west line of said East 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 27, for a distance of 394.66 feet more or less to a point on the south right of way line of SW 248th Street, said south right of way line being a line 35 feet south of the North Line of the East 1/2, of the Northeast 1/4 of the Northeast 1/4 of said Section 27, for a distance of 507.45 feet to a point, then run North 89°06'17" East, along said south right of way line for a distance of 10.00 feet to the Point of Beginning No. 1, then run South 00°54'55" East for a distance of 580.48 feet to the point of tangency of a 40-Foot Radius curve concave to the Northeast; then southerly, southeasterly and easterly along said curve to the left thru a central angle of 18°52'37" for an arc distance of 62.72 feet to the point of tangency; then N89°14'24" East for 206.47 feet to a point of tangency of a 40-Foot Radius curve concave to the North; then northeasterly along said curve to the left thru a central angle of 88°29'52" for an arc distance of 92.68 feet to a point of tangency; then S41°17'56" West for a distance of 45.32 feet to a point of tangency of a 60-Foot Radius curve concave to the South; then southerly, southeasterly and easterly along said curve to the right thru a central angle of 80°37'41" for an arc distance of 84.43 feet to a point of tangency of a 266.22-Foot Radius curve concave to the Northeast; then southeasterly along said curve to the left thru a central angle of 17°19'26" for an arc distance of 80.49 feet to a point on a non-tangent line, a radial line thru said point bearing S43°40'01" West from its radius point; then run S48°24'03" East for a distance of 158.16 feet to a point on a non-tangent 60-Foot Radius curve concave to the East; a radial line thru said point bearing N42°48'05" East from its radius point; then run southeasterly, southerly, and southwesterly, along said curve to the right thru a central angle of 88°29'52" for an arc distance of 92.68 feet to a point of tangency; then S41°17'56" West for 202.36 feet to a point; then N48°42'14" West for 15.03 feet to a point; then N41°17'56" East for a distance of 202.33 feet to the point of tangency of a 40-Foot Radius curve concave to the East; then run northeasterly, northerly, and northwesterly, along said curve to the left thru a central angle of 91°45'36" for an arc distance of 64.06 feet to a point on a non-tangent line, a radial line thru said point bearing N39°32'21" East from its radius point; then run North 48°24'03" West for a distance of 161.16 feet to a point on a non-tangent 286.22-Foot Radius curve concave to the Northeast, a radial line thru said point bearing South 43°40'01" West from its radius point; then run northwesterly along said curve to the right thru an angle of 17°59'14" for an arc distance of 89.85 feet to said Point "B". Said lands containing approximately 91,375.02 square feet (2.1 Acres), more or less.

### TOGETHER WITH PARCEL "B":

A portion of the Northeast 1/4 of the Northeast 1/4 of Section 27, Township 56 South, Range 39 East, Miami-Dade County, Florida, more particularly described as follows:

Commence at the NW corner of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 27; then run North 00°54'55" West along the west line of the East 1/2, of the Northeast 1/4 of the Northeast 1/4 of said Section 27, for a distance of 530.35 feet, more or less, to a point on the south right of way line of SW 248th Street, said south right of way line being a line 35 feet south of the North Line of the East 1/2, of the Northeast 1/4 of the Northeast 1/4 of said Section 27; then run North 89°06'17" East, along said south right of way line for a distance of 10.00 feet to the Point of Beginning No. 1, then run South 00°54'55" East for a distance of 580.48 feet to the point of tangency of a 40-Foot Radius curve concave to the Northeast; then southerly, southeasterly and easterly along said curve to the left thru a central angle of 18°52'37" for an arc distance of 62.72 feet to the point of tangency; then run North 89°14'24" East for 206.47 feet to a point of tangency of a 40-Foot Radius curve concave to the North; then northeasterly along said curve to the left thru a central angle of 88°29'52" for an arc distance of 92.68 feet to a point of tangency; then S41°17'56" West for a distance of 45.32 feet to a point of tangency of a 60-Foot Radius curve concave to the South-Southwest; then easterly and southeasterly, along said curve to the right thru a central angle of 80°37'41" for an arc distance of 84.43 feet to a point of tangency of a 266.22-Foot Radius curve concave to the Northeast; then southeasterly along said curve to the left thru a central angle of 17°19'26" for an arc distance of 80.49 feet to a point on a non-tangent line; then run South 48°24'03" East for a distance of 158.16 feet to a point on a 60-Foot Radius curve concave to the West, a radial line thru said point bearing North 42°48'05" East from its radius point; then run southeasterly, southerly, and southwesterly, along said curve to the right thru a central angle of 88°29'52" for an arc distance of 92.68 feet to a Point of Tangency; then South 41°17'56" West for 202.36 feet to a point herein designated as Point "C"; then North 48°42'14" East for a distance of 5.53 feet, more or less, to a point on the northwesterly right of way line of the F.E.C. RR Right of Way, then North 41°17'56" East along said right of way line for a distance of 276.51 feet to a point; then North 48°24'03" West for a distance of 222.10 feet to a point intersecting a 251.70-Foot Radius curve concave to the Northeast, a radial line thru this point bearing South 43°48'14" West from its radius point; then run northwesterly along said curve to the right, thru a central angle of 14°41'53" for an arc distance of 64.57 feet to a point of reverse curvature with an 80.50-Foot Radius curve concave to the southwest; then northerly, northwesterly and westerly, along the arc of said curve to the left, thru a central angle of 65°23'12" for an arc distance of 91.87 feet to the point of tangency; then run South 83°06'54" West for 69.37 feet to a point of tangency of a 251-Foot Radius curve, concave to the North; then run westerly, southwesterly, along said curve to the right, thru a central angle of 06°07'30" for an arc distance of 26.83 feet; then South 89°14'24" West for 164.59 feet, to a point of tangency of a 25-Foot Radius Curve concave to the Northeast; then run westerly, northwesterly and northerly along the arc of said curve to the right, thru a central angle of 89°50'41" for an arc distance of 39.20 feet; then North 00°54'55" West for a distance of 549.98 feet to a point of tangency of a 25-Foot Radius Curve concave to the Southeast; then run northerly, northeasterly and easterly along the arc of said curve to the right, thru a central angle of 30°01'12" for an arc distance of 39.28 feet to a point of tangency; then run North 00°54'55" West for 6.00 feet to a point on said south right of way line of SW 248th Street, said south right of way line being a line 35 feet south of the north line of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 27; then run South 89°06'17" West, along said south right of way line for a distance of 46.50 feet to the Point of Beginning No. 1.

AND

Commence at said Point "C"; then run North 48°42'14" West for a distance of 15.03 feet to a point herein designated as Point "D" and the Point of Beginning No. 2; then continue North 48°42'14" West for a distance of 16.45 feet; then North 41°17'56" East for 196.35 feet to a point of tangency of a 25-Foot Radius curve concave to the West; then run northeasterly, northerly and northwesterly, along said curve to the left thru a central angle of 89°41'44" for an arc distance of 39.13 feet to the point of tangency; then run North 48°24'03" West for a distance of 159.54 feet to an intersection with a 307.20-Foot Radius Curve, concave to the Northeast, a radial line thru said point bearing South 43°35'41" West; then run northwesterly, along the arc of said curve to the right, thru a central angle of 14°54'25" for an arc distance of 79.92 feet to a point of reverse curvature with a 25-Foot Radius curve concave to the southwest; then northwesterly along said curve to the left, thru a central angle of 34°59'21" for an arc distance of 15.27 feet; then North 41°17'56" East for a distance of 8.12 feet to a point; then run North 61°39'13" East, for a distance of 18.22 feet to a point herein designated as Point "B" and a point intersecting a 286.22-Foot Radius curve concave to the Northeast; then run southeasterly along said curve to the left thru a central angle of 17°59'15" for an arc distance of 89.85 feet to a point on a non-tangent line, a radial line thru this point bearing South 43°40'01" West from its radius point; then run southeasterly, southerly, and southwesterly, along said curve to the right thru a central angle of 91°45'36" for an arc distance of 64.06 feet to a point of tangency; then South 41°17'56" West for a distance of 202.33 feet to said Point "D" and Point of Beginning No. 2. Said lands containing approximately 34,616.58 Square Feet (0.794 Acres, more or less).

### TOGETHER WITH PARCEL "C":

The East 17.00 feet of the East 1/2 of the West 1/2 of the Northeast 1/4 of the Northeast 1/4, less the North 35 feet for road, in Section 27, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida. Containing approximately 10,715.62 square feet (0.25 Acres), more or less.

☐ Shall read: West ☐ Shall read: 91,442.87



## BOUNDARY DETAIL SKETCH

SCALE: 1" = 50'

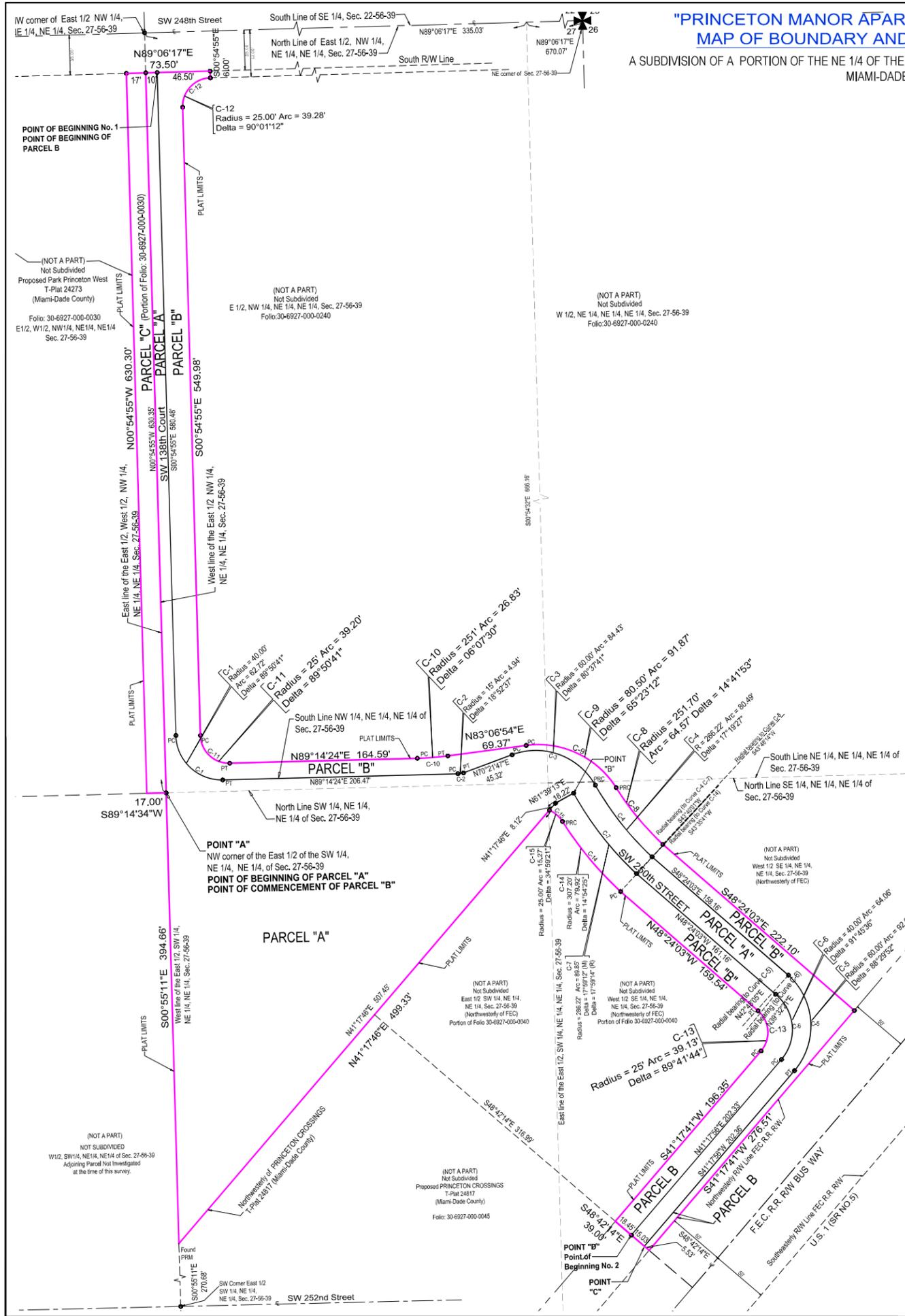
Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

Project No. 23475 Boundary Survey / T-Plat

Page 1 of 3



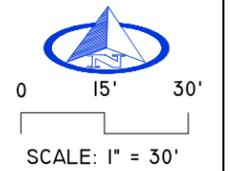
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LB#7262 • Phone: 305.251.9606 • Fax: 305.251.6057  
e-mail: info@belloland.com • www.bellolandsurveying.com



**"PRINCETON MANOR APARTMENTS" - TENTATIVE PLAT  
MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY**

A SUBDIVISION OF A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

Site Location: 13841 SW 252nd Street, Miami, FL 33032  
Folios: 30-6927-000-0040, 30-6927-000-0240, and 30-6927-000-0030



**Owner of record of Parcel A and B: 22 PRINCETON LLC,**  
7735 N.W. 146th Street, Suite 306, Miami Lakes, Florida 33016

**Owner of record of Parcel C: 248TH STREET PROPERTIES LLC,**  
13850 S.W. 248th Street, Miami, Florida 33032

Contact: Paul Bilton  
7735 N.W. 146th Street, Suite 306, Miami Lakes, Florida 33016  
Tel: 305-251-4210  
email: PBilton@centennialmtg.com

Surveyor: Bello & Bello Land Surveying Corp.,  
Odalys C. Bello, PSM  
Tel: 305-251-9606  
info@belloland.com

**DEVELOPMENT INFORMATION**

Current Zoning District: (Princeton Community Urban Center (PCUC) District)  
as per Miami Dade Land Management Zoning Map. Link: <https://gisweb.miamidade.gov/landmanagement>

Current Number of Parcels: Three (3).  
Parcel "A" (+/- 91, 375.02 Sq. Ft.) (+/- 2.097 Acres)  
Parcel "B" (+/- 34, 621.16 Sq. Ft.) (+/- 0.784 Acres)  
Parcel "C" (+/- 10, 715.60 Sq. Ft.) (+/- 0.245 Acres)

Proposed Number of Parcels: One (1) Tract "A". Net Area: +/- 60, 322.05 SQ.FT. (+/- 1.384 Acres)

Current Use: Vacant Land.  
Proposed Use: Multifamily Apartment Complex  
One 8-Story Building  
132 Units in Total

**FLOODPLAIN INFORMATION:**  
As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120635 (Unincorporated Miami-Dade County),  
Panel 0591, Suffix L, revised on Sept 11th, 2009. This real property falls in Zone "X",  
Miami-Dade County Flood Criteria: +/- 8.5 feet (NAVD88) per County Flood Criteria 2022.  
(<https://gisweb.miamidade.gov/arcgis.com>)

**SURVEYOR'S REPORT AND GENERAL NOTES**

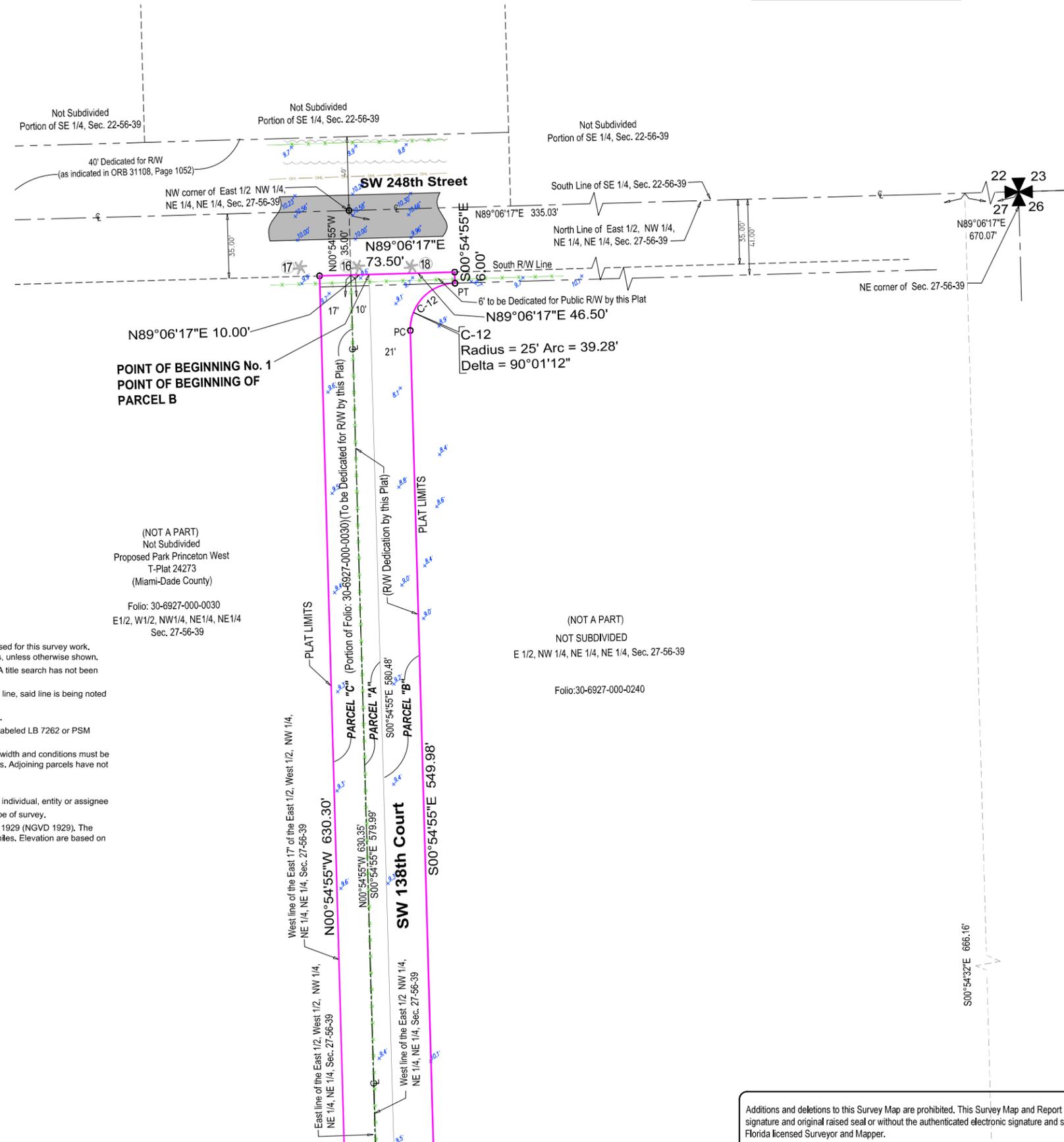
- (Not valid without the attached Survey Map)
- This is a Boundary and Topographic Survey, the legal description of each parcel forms a closed geometric figure.
  - References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
  - These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed by the surveyor.
  - North arrow direction is based on an assumed Meridian, Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map.
  - Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
  - Survey markers found in the field have no identification unless otherwise shown. Any survey marker set by our company is labeled LB 7262 or PSM 6169.
  - Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoining. Adjoining parcels have not been investigated.
  - This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
  - This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee
  - HORIZONTAL ACCURACY:** Accuracy obtained thru measurements and calculations has been found satisfactory for this type of survey.
  - VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:  
Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark G-40, Elevation = 11.92 feet (NGVD 1929).  
Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark CE-42-R, Elevation = 11.14 feet (NGVD 1929).

**I HEREBY CERTIFY:**

To Miami-Dade County  
That this Map of Survey of the hereon described property is a true and correct representation of a Survey made under my direction and said Survey meets and exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of Chapter 53-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes,  
That this TENTATIVE PLAT complies with the requirements of Chapter 28, Subdivision Code of Miami-Dade County, Florida.



Odalys C. Bello-Iznaga  
Professional Surveyor and Mapper LS6169 - State of Florida  
Field Work Date: 12/06/2023  
T-Plat Date: 01/12/2024  
T-Plat Revised: 08/23/2024 (New Site Plan)  
T-Plat Revised: 09/16/2024 (New Site Plan)  
T-Plat Revised: 02/20/2025 (New Site Plan)  
T-Plat Revised: 03/31/2025  
T-Plat Revised: 06/09/2025 (per Plat Committee Comments)



**LEGEND & ABBREVIATIONS**

	= CONCRETE (CONC.)
	= CONCRETE BLOCK WALL
	= WOOD DECK
	= COVERED AREA
	= ASPHALT
	= TILE
	= PAVERS
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	= CHAIN LINK FENCE (CLF)
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	= IRON METAL BARS FENCE (IF)
	= OVERHEAD WIRES
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	P = PER PLAT
	PSM = PROFESSIONAL SURVEYOR AND MAPPER
	A/C = AIR CONDITIONER PAD
	ENCR = ENCROACHMENT
	FF ELEV = FINISHED FLOOR ELEVATION
	PB = PLAT BOOK
	Pe. = PAGE
	ORB = OFFICIAL RECORD BOOK
	CBS = CONCRETE BLOCK STRUCTURE
	R/W = RIGHT OF WAY
	ELEV = ELEVATION
	SEC = SECTION
	T = TOWNSHIP
	R = RANGE

MATCH LINE AA- SEE PAGE 2 OF 2

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Project No. 23475 Boundary Survey / T-Plat

Page 2 of 3

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MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY**

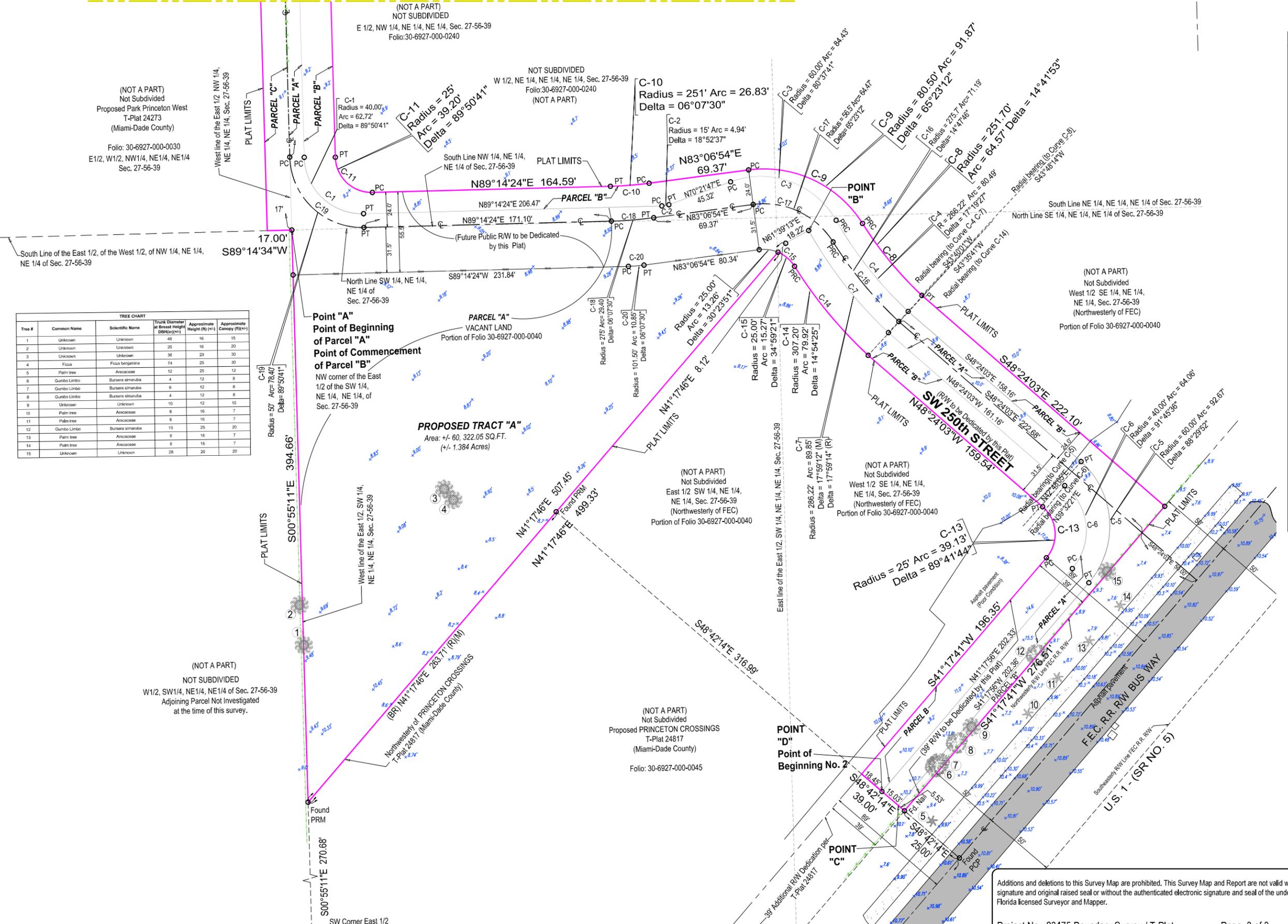
A SUBDIVISION OF A PORTION OF THE NE 1/4 OF OF THE NE 1/4 OF SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.



0 15' 30'

SCALE: 1" = 30'

MATCH LINE AA- SEE PAGE 10F 2



**TREE CHART**

Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height (DBH)(in)	Approximate Height (ft) (+/-)	Approximate Canopy (ft)(+/-)
1	Unknown	Unknown	46	16	15
2	Unknown	Unknown	20	16	20
3	Unknown	Unknown	36	20	30
4	Ficus	Ficus benjamina	74	25	30
5	Palm tree	Aracaceae	12	25	12
6	Gumbo Limbo	Bursaria simaruba	4	12	8
7	Gumbo Limbo	Bursaria simaruba	6	12	8
8	Gumbo Limbo	Bursaria simaruba	4	12	8
9	Unknown	Unknown	10	12	10
10	Palm tree	Aracaceae	8	16	7
11	Palm tree	Aracaceae	8	16	7
12	Gumbo Limbo	Bursaria simaruba	10	25	20
13	Palm tree	Aracaceae	8	16	7
14	Palm tree	Aracaceae	8	16	7
15	Unknown	Unknown	28	20	20

- LEGEND & ABBREVIATIONS**
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  - = PLAT BOOK (PB)
  - = PAGE (Pg.)
  - = OFFICIAL RECORD BOOK (ORB)
  - = CONCRETE BLOCK STRUCTURE (CBS)
  - = RIGHT OF WAY (R/W)
  - = ELEVATION (ELEV)
  - = SECTION (SEC)
  - = TOWNSHIP (T)
  - = RANGE (R)

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